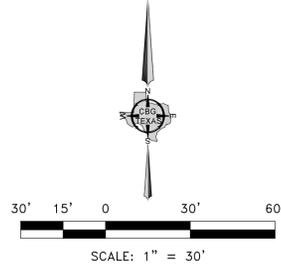




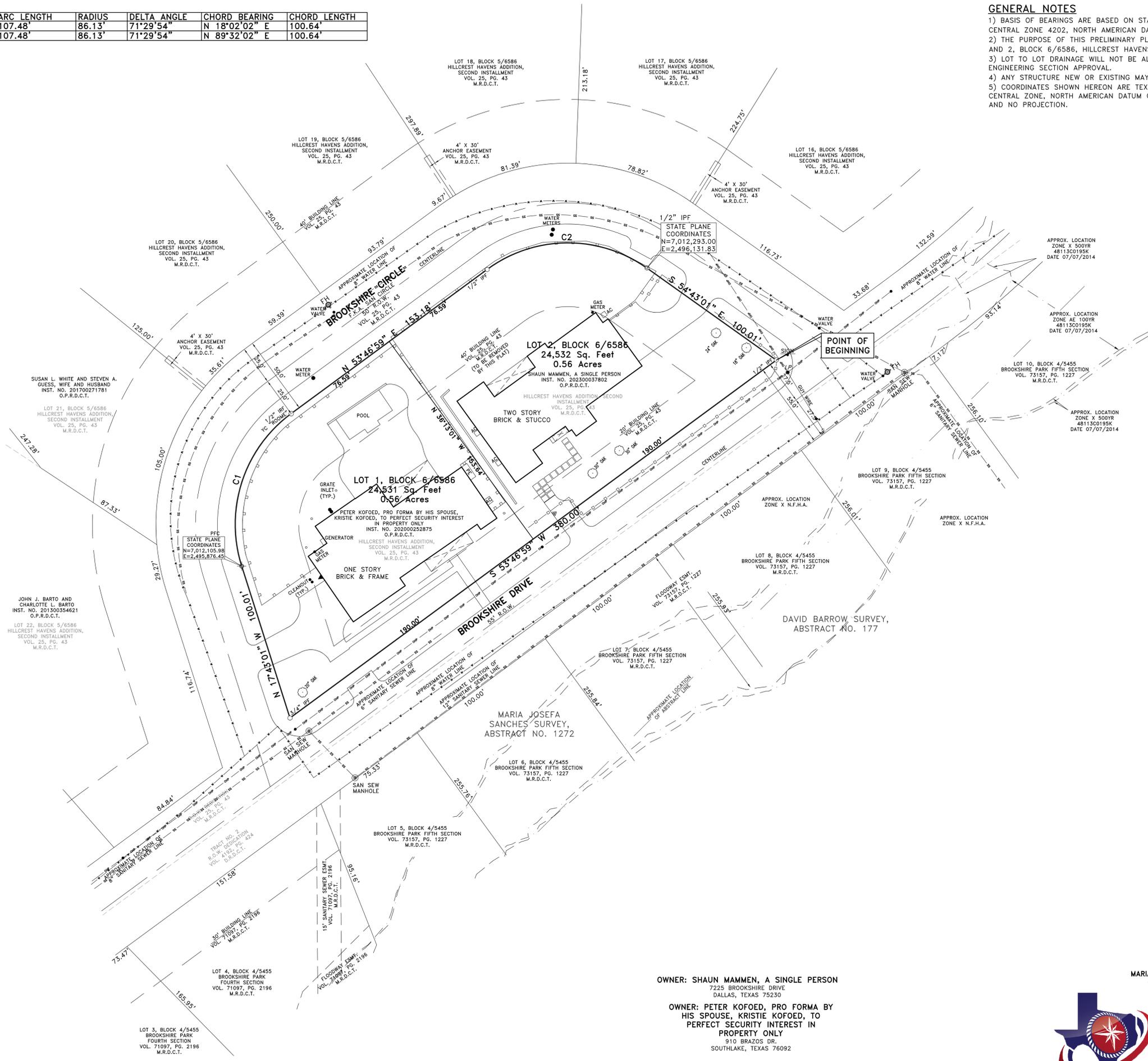
VICINITY MAP  
NOT TO SCALE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.48'	86.13'	71°29'54"	N 18°02'02" E	100.64'
C2	107.48'	86.13'	71°29'54"	N 89°32'02" E	100.64'

**GENERAL NOTES**

- 1) BASIS OF BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PRELIMINARY PLAT IS TO REMOVE THE 40' BUILDING LINE FOR LOTS 1 AND 2, BLOCK 6/6586, HILLCREST HAVENS ADDITION.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



**LEGEND**  
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 PFC = POINT FOR CORNER  
 1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "ROOME"  
 1/2" IPF = 1/2" IRON PIPE FOUND  
 3/4" IPF = 3/4" IRON PIPE FOUND  
 INST. NO. = INSTRUMENT NUMBER  
 A.C.S. = 3" ALUMINUM DISK STAMPED "\_\_\_ AND RPLS 5513"  
 SET OVER A 1/2 INCH IRON ROD SET  
 ESMT. = EASEMENT

**OWNER: SHAUN MAMMEN, A SINGLE PERSON**  
 7225 BROOKSHIRE DRIVE  
 DALLAS, TEXAS 75230

**OWNER: PETER KOFOED, PRO FORMA BY HIS SPOUSE, KRISTIE KOFOED, TO PERFECT SECURITY INTEREST IN PROPERTY ONLY**  
 910 BRAZOS DR.  
 SOUTHLAKE, TEXAS 76092

SHEET 1 OF 2  
 PRELIMINARY PLAT  
**HILLCREST HAVENS ADDITION**  
 LOTS 1 AND 2, BLOCK 6/6586  
 49,063 SQ. FT. / 1.13 ACRES  
 MARIA JOSEFA SANCHES SURVEY, ABSTRACT NO. 1272  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S234-090  
 CITY ENGINEERING PLAN NO. DP\_\_\_